

SKINNER K N  
 2603 STEDMAN DR NW  
 L44 BRANDONS RUN 1.00LT  
 .242 AC

Wilson County  
 YR 2024 3713348254.000  
 2603 STEDMAN DR NW  
 PIN: 3713 34 8254 000  
 DISTRICT: 31 C/CIWI-WILSON

ACCOUNT#: 1108625  
 NBHD: 8034 BRANDONS\_RUN  
 Plat Bk/Pg 26 252 APPR: REV APPR DT: 9/18/2014  
 EXCD: NOTICE: 82 3/08/2024

Bldg No. 1  
 Imp Desc: R1.0 SFR-1.0 STY EYB: 2003 2603 STEDMAN DR NW Exempt Code  
 Grade : C+05 C+05 GRADE AYB: 1998 Finished Area: 1,138.00  
 # of Units 5 Rms 3 Bedrms 2.0 Bathrms HBaths

LAND VALUE 40,000  
 MISC VALUE 1,062  
 BLDG VALUE 150,885  
 TOTAL VALUE 191,947

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1052 PORCH-OPEN-MAS	100		25	29.10			120.00			873
AC 1053 STOOP-MAS	100		208	19.40			100.00			4,035
AC 1071 UTILITY STG-FR	100		48	39.45			110.00			2,082
MA 111 SFR-1.0 STY	100		1138	136.00	1.00		106.38			164,641
- AR 27 ELECTRIC HEAT PUMP	100		1138	.00						0
- EW 02 VINYL SIDING	100		148	.00						0
- FC 20 HARDWOOD/CARPET	100		1138	2.00						2,276
- FN 02 CONT WALL-CONC BLOCK	100		148	.00						0
- FP 2 PREFAB	100		1	3500.00						3,500
- IF 48 CUSTOM INTERIOR	100		1138	.00						0
- RC 02 COMPOSITION SHINGLE	100		1138	.00						0
- RT 03 DOUBLE PITCH ROOF	100		1138	.00						0
RCN...			PCT COMPLETE		100	x				177,407
QUAL..	C+05				105.00	x				186,277
DEPR..	RC				19.00	-		35,392		35,392 T
--ASV...										150,885

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
PERMIT CODE: N MO/YR: 042002 NOTE: 1000				2719	679	WD	10/20/2017	I	88,000	
PERMIT CODE: N MO/YR: 111997 NOTE: 54646				2709	285	TD	7/28/2017	P	73,500	
				2167	388	WD	4/03/2006		99,500	
						@	10/25/1999	@		

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
81 1173	STORAGE 012 X 008	96.00	24.00	2001	2001	MAV	52.00	100			1,062	
							.00					
							.00					
							.00					

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1	SR6	LT 0100	1.000	40,000.00		.00	.00	.00	100.00	.00	.00	.00	40,000	

